



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 22, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Doordan, Drury (until 4:40 p.m.), Edmunds, Lenvik, Mahan, Manuel (absent 1:48 – 1:56 p.m.; 2:00 – 4:01 p.m.; until 4:21 p.m.) and Ooley

Commissioners absent: None

Staff present: Hernandez, Hamilton, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 8, 2021**, as submitted.

Action: Ooley/Hausz, 9/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 22, 2021**, as reviewed by Commissioners Mahan and Manuel.

Action: Manuel/Edmunds, 9/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Commissioner Drury announced that he may need to leave the meeting early.
2. Chair Grumbine recognized Commissioner Edmunds and Commissioner Mahan for their work on the Historic Landmarks Commission with a Resolution of Recognition.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) ARCHAEOLOGY REPORT**1. 101 GARDEN ST**

Assessor's Parcel Numbers: 017-630-018, -008, -009, -021, -024, -027

Zone: HRC-2/SP-2/SD-3

Application Number: PLN2019-00052

Owner: The Wright Family Limited Partnership

Applicant: Carolyn Groves, Dudek

Architect: Brian Cearnal, The Cearnal Collective

(The project consists of a new 250-room, 231,300-square foot (net) hotel located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets, in El Pueblo Viejo Landmark District. The project site is Area A of the Cabrillo Plaza Specific Plan (SP-2). The hotel would consist of 119 standard guestrooms and 131 extended stay guestrooms. Amenities for the hotel guests would include restaurants, bar, lounge, library, media salons, meeting rooms, fitness rooms, market, laundry rooms, a pool, and a roof deck with trellis. A total of 267 parking spaces would be provided (39 surface and 228 in an underground parking garage). All existing structures and uses on the site would be removed. The project includes a voluntary lot merger of the six underlying legal lots.)

Requesting acceptance of the Phase 1 Archeological Resources Report prepared by Heather McDevitt of Dudek. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations, specifically that a qualified archeologist should monitor the earth-moving activities associated with the project.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Applicant/Owner.

Actual time: 1:48 p.m.

Present: Ted Hamilton, Assistant Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations, specifically the report states that there is a very small likelihood of encountering archaeological resources on site.

Public comment opened at 1:51 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted, with the comment that the Commission agrees with Dr. Glassow's recommendations for monitoring for any ground disturbance activities and that there will be a Chumash liaison available to assist.**

Action: Ooley/Edmunds, 8/0/1. (Doordan abstained. Manuel absent.) Motion carried.

(1:55PM) ARCHAEOLOGY REPORT

2. 8 OCEAN VIEW AVE

Assessor's Parcel Number: 015-292-014
Zone: R-2/SD-3
Application Number: PLN2021-00478
Owner: Ross Vaisburd
Applicant: Keith Rivera

(Proposal to demolish an existing single family residence, garage, storage building, and shed, and construct 7 dwelling units in 5 buildings. Project includes removal of 1 fruit tree and 3 palm trees, and the construction of 14 uncovered parking spaces, 7 bike lockers, a trash enclosure, and 8 freestanding pergolas. Staff Hearing Officer review of a Coastal Development Permit is requested.)

Requesting acceptance of the Phase 1 Archeological Resources Report prepared by David Stone of Stone Archeological Consulting. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 1:56 p.m.

Present: Ted Hamilton, Assistant Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations, specifically the report states that there is a very small likelihood of encountering archaeological resources on site.

Public comment opened at 1:57 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted.**

Action: Ooley/Hausz, 8/0/1. (Doordan abstained.) Motion carried.

(2:00PM) REVIEW AFTER FINAL APPROVAL**3. 1125 ANACAPA ST**

Assessor's Parcel Number: 039-232-019
Zone: C-G (C-2)
Application Number: PLN2014-00593
Owner: City of Santa Barbara
Applicant: John Coplin, Santa Barbara Museum of Art

(This is a revised project description. Proposal to add a new SCE Transformer to be located on the City parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new plantings, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

Review After Final is requested to allow the transformer paint color to remain the standard green color instead of applying the approved decorative paint treatment, and to install new landscape screening around the transformer.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:00 p.m.

Present: John Coplin, Applicant, Santa Barbara Museum of Art; and Bradley Klinzing, Supervising Engineer, Public Works

Staff comments: Mr. Hamilton stated that he has the old plans and minutes available for review if necessary, but the minutes are not necessarily applicable for the Review After Final Approval.

Public comment opened at 2:18 p.m., and as no one wished to speak, it closed.

The following individual(s) spoke:

1. Anne Howard
2. Lauren Trujillo

Written correspondence from Anne Howard was acknowledged.

Public comment closed at 2:24 p.m.

Motion: Continue indefinitely with comments:

1. The Commission has several suggestions for the transformer, which include providing artistic treatment of the transformer or a solid color paint other than the existing green on the transformer; or providing an enclosure with concrete block plastered with a steel grill over the top.
2. The Commission not in favor of planting proposed around the transformer and would like to see the bollards eliminated, if at all possible.

Action: Hausz/Drury, 8/0/0. (Manuel absent.) Motion carried.

(2:35PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**4. 223 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-012
Zone: P-R/SD-3
Application Number: PLN2021-00473
Owner: City of Santa Barbara
Applicant: Justin Van Mullem, Parks & Recreation Department
Architect: Elijah Pearce

(Proposal to construct a pergola and install landscape planters, new fencing, and lighting at the patio adjacent to Casa Las Palmas. Project includes renovation of the snack bar and ADA accessibility upgrades.)

Project Design Approval is requested. Project Compatibility findings are required.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 3:04 p.m.

Present: Elijah Pierce, Architect; Justin van Mullem, Capital Projects Supervisor, City of Santa Barbara; and Jill Zachary, Parks and Recreation Director, City of Santa Barbara

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The pergola beams and the trellis members shall be radiused in the plan view, as shown in the drawings.
2. The brackets between the posts and the beams shall be simplified, and shall be less ornate.
3. The major cantilever shall have a bracket on both sides, front and back. The architect may consider making the minor members less bulky and more slender, upon further study.
4. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size and scale of the trellis structure are appropriate for its location and neighborhood.
 - d. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. No established scenic public vistas are affected by this trellis design.
 - f. Open space and landscaping is not applicable in the construction of the trellises.

Action: Lenvik/Doordan, 6/0/2. (Drury and Hausz abstained. Manuel absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:45 TO 3:55 P.M. ***

(3:20PM) CONTINUED ITEM: FINAL APPROVAL**5. 1631 PATERNA RD**

Assessor's Parcel Number: 019-185-003
Zone: RS-15 (E-1)
Application Number: PLN2021-00123
Owner: D&A Brosnan Revocable Trust
David and Anne Brosnan, Trustees
Applicant: Tom Henson, BHN Architects

(The Tudor Revival style residence constructed in 1919 is listed on the Historic Resources Inventory as it was found eligible to be designated as a Structure of Merit. Proposal for 390 square feet of first floor additions to the rear of the residence; convert 822 square feet of crawlspace to habitable space in the basement and 344 square feet of existing habitable space on first floor to create a 2-car garage with a new driveway; replace existing nonconforming uncovered parking space in front yard with landscaping; replace existing 333 square foot two-story covered patio on the rear elevation with a new 437 square foot two-story covered patio; replace existing outdoor stair and balcony with a new balcony and two new outdoor stairs; install 2 new air conditioner condensers; reroof; and alterations to landscaping in front and rear yards. Project will abate violations in ZIR2014-00323 and ZIR2010-00423 by permitting an as-built sink & electrical outlet located at outdoor counter and removing an as-built storage shed, chicken coop, and playhouse located in the interior setback.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on November 24, 2021, which is when the project was last reviewed.

Actual time: 4:01 p.m.

Present: Tom Henson, Applicant, BHN Architects; Tim Hazeltine, Post/Hazeltine Associates; and Jessica Harlin, Landscape Architect

Public comment opened at 4:17 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted.

Action: Ooley/Hausz, 9/0/0. Motion carried.

The ten-day appeal period was announced.

(3:50PM) CONTINUED ITEM: IN-PROGRESS REVIEW**6. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046
Zone: C-G (C-2)
Application Number: PLN2019-00658
Owner: City of Santa Barbara
Applicant: Alelia Parenteau, Energy and Climate Manager
Architect: Ed DeVicente, DMHA

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure will have a maximum height of 46'-11", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.))

A focused In-Progress Review is requested for comments on the solar panel support structure mock-up and color selection. The project will return for Final Approval consideration and review of all project elements at a later date. Project was last reviewed October 27, 2021. No final appealable action will be taken at this hearing.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 4:21 p.m.

Present: Alelia Parenteau, Energy and Climate Program Manager, City of Santa Barbara; Ed deVicente, Architect, DMHA Architecture; Henry Lenny, Henry Lenny Design Studio; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Public comment opened at 4:42 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Explore the possibility of providing columns at the northwest and southeast locations by the stairwells, however a column at the northeast is not necessary.
2. As far as the progress of the detailing, the tubular steel members shall have steel caps on them, and the W-18 that terminates at the Anapamu Street elevation shall either be capped or abut the rear side of the columns.
3. The Commission approves of the color named "Anonymous" for all the trellis and steel framework members, and the underside of the solar panels is acceptable without any additional treatment.
4. The project may be ready for Final Approval at the next meeting, as long as they provide the additional detailing such as lighting.

Action: Hausz/Ooley, 7/0/0. (Manuel and Drury absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:16 P.M. ***